

# **EXHIBIT A**

**RPI LANDLORDS – Big Lots, Inc.**

<b>Store ID</b>	<b>Landlord</b>	<b>Location</b>	<b>Proposed Cure Amount</b>	<b>Correct Cure Amount</b>	<b>Exhibit ID</b>
1154	RPI Courtyard Ltd.	139 I-35 South New Braunfels, TX	\$ 22,238.00	<b>\$ 22,238.44</b>	A-1
1890	RPI Overland Ltd.	5781 SW Green Oaks Blvd. Arlington, TX	\$ 23,569.00	\$ 23,568.88 <u>\$ 59,568.99<sup>1</sup></u> <b>\$ 83,137.87</b>	A-2
4606	RPI Ridgmar Town Square Ltd.	1255 Town Square Drive Fort Worth, TX	\$ 21,757.54	\$ 20,338.56 <u>\$64,284.60<sup>2</sup></u> <b>\$ 84,623.16</b>	A-3

<sup>1</sup> **Overland** – Taxes are billed annually in December and payable within thirty (30) days after invoice. Taxes at issue are for 2024 in the amount of \$59,568.99.

<sup>2</sup> **Ridgmar** – Insurance is billed annually in November and Taxes are billed annually in December, both payable within thirty (30) days after invoice. Taxes for October 2024 through September 2025 are in the amount of \$30,640.07 and Insurance for 2024 is in the amount of \$33,644.53, for a total amount of **\$64,284.60**.

# Exhibit A-1

BIG LOTS, INC. STORE 01154B  
DEPT #10061 LEASE ADMIN  
4900 E. DUBLIN GRANVILLE RD.  
COLUMBUS, OH 43081-7651

**Remit Payment To:**  
RPI COURTYARD LTD  
2929 CARLISLE STREET  
STE 170  
DALLAS, TX 75204  
phone 972.250.1486

Invoice Date: 10-06-2024

<u>Suite</u>	<u>#</u>	<u>Charge</u>	<u>Date</u>	<u>Charge</u>	<u>Type</u>	<u>Amount</u>
139			09-01-2024	CAM Monthly Estimate		\$860.00
				Insurance Monthly Estimate		\$2,125.44
				RE Tax Monthly Estimate		\$4,253.00
				Rent Charge		<u>\$15,000.00</u>
				Total for Charge Date:		\$22,238.44

Please pay by the due date designated in your lease in order to avoid late fees.

If you have questions concerning this Account Summary, please contact Kay Mead at 972.250.1486 ext. 105 or at kmead@retailplazas.com.

# Exhibit A-2

BIG LOTS! #1890  
DEPT #10061 LEASE ADMIN  
4900 E. DUBLIN GRANVILLE RD.  
COLUMBUS, OH 43081-7651

**Remit Payment To:**  
RPI OVERLAND LTD  
2929 CARLISLE STREET  
STE 170  
DALLAS, TX 75204  
phone 972.250.1486

Invoice Date: 10-06-2024

<u>Suite</u>	<u>#</u>	<u>Charge</u>	<u>Date</u>	<u>Charge</u>	<u>Type</u>	<u>Amount</u>
5781			09-01-2024	CAM Monthly Estimate		\$1,479.70
				Insurance Monthly Estimate		\$2,926.68
				Rent Charge		<u>\$19,162.50</u>
				Total for Charge Date:		\$23,568.88

Please pay by the due date designated in your lease in order to avoid late fees.

If you have questions concerning this Account Summary, please contact Kay Mead at 972.250.1486 ext. 105 or at [kmead@retailplazas.com](mailto:kmead@retailplazas.com).

Tenant: BIG LOTS! #1890

Charge Type: RE TAX

Property: 112-OS OVERLAND STAGE SHOPPING C

Recovery Period: 1-2024 To 12-2024

Lease: BIG LOTS-OS

Frequency: 12 Months

Unit: 5781

Move-In Date: 03-07-05 Move-Out Date:

	Month	Expense \$	Less Base	% Share	\$ Share	Adj. Occup.
RE TAX	01-2024	14,160.99	14,160.99	35.05458 %	4,964.08	4,964.08
	02-2024	14,161.01	14,161.01	35.05458 %	4,964.08	4,964.08
	03-2024	14,161.01	14,161.01	35.05458 %	4,964.08	4,964.08
	04-2024	14,161.01	14,161.01	35.05458 %	4,964.08	4,964.08
	05-2024	14,161.01	14,161.01	35.05458 %	4,964.08	4,964.08
	06-2024	14,161.01	14,161.01	35.05458 %	4,964.08	4,964.08
	07-2024	14,161.01	14,161.01	35.05458 %	4,964.08	4,964.08
	08-2024	14,161.01	14,161.01	35.05458 %	4,964.08	4,964.08
	09-2024	14,161.01	14,161.01	35.05458 %	4,964.08	4,964.08
	10-2024	14,161.02	14,161.02	35.05458 %	4,964.09	4,964.09
	11-2024	14,161.02	14,161.02	35.05458 %	4,964.09	4,964.09
	12-2024	14,161.02	14,161.02	35.05458 %	4,964.09	4,964.09
TOTAL		169,932.13	169,932.13		59,568.99	59,568.99

Total Tenant's Share:	59,568.99	Admin. Fee %:	.00
Stop Amount:	.00	Admin. Fee Due:	.00
Apply Stop:	59,568.99		
Cap Amount:	.00		
Apply Cap:	59,568.99		
Previously Billed:	.00		
Final Adjustment:	59,568.99	TOTAL DUE:	59,568.99

# Exhibit A-3

BIG LOTS! STORE #4606  
DEPT #10061 LEASE ADMIN  
4900 E. DUBLIN GRANVILLE RD.  
COLUMBUS, OH 43081-7651

**Remit Payment To:**

RPI RIDGMAR TOWN SQUARE LTD  
2929 CARLISLE STREET  
STE 170  
DALLAS, TX 75204  
phone 972.250.1486

Invoice Date: 10-06-2024

<u>Suite #</u>	<u>Charge Date</u>	<u>Charge Type</u>	<u>Amount</u>
A-1255	04-05-2024	FIRE ALARM SERVICE CALL	\$209.85
	08-02-2024	2023 RE Tax Refund	\$1,845.23-
	09-01-2024	CAM Monthly Estimate	\$4,050.07
		Rent Charge	<u>\$17,707.67</u>
		Total for Charge Date:	\$21,757.74
	10-03-2024	SEAL PITCH PAN & PVC PIPE	\$216.50
		Total Due:	<u>\$20,338.86</u>

Please pay by the due date designated in your lease in order to avoid late fees.

If you have questions concerning this Account Summary, please contact Kay Mead at 972.250.1486 ext. 105 or at kmead@retailplazas.com.

Tenant: BIG LOTS! #4606

Charge Type: RE TAX

Property: 111-RM RIDGMAR TOWN SQUARE SHOP

Recovery Period: 1-2024 To 12-2024

Lease: BIG LOTS-RM

Frequency: 12 Months

Unit: A-1255

Move-In Date: 06-07-12

Move-Out Date:

	Month	Expense \$	Less Base	% Share	\$ Share	Adj. Occup.
RE TAX	01-2024	26,681.60	26,681.60	9.56966 %	2,553.34	2,553.34
	02-2024	26,681.60	26,681.60	9.56966 %	2,553.34	2,553.34
	03-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
	04-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
	05-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
	06-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
	07-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
	08-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
	09-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
	10-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
	11-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
	12-2024	26,681.61	26,681.61	9.56966 %	2,553.34	2,553.34
TOTAL		320,179.30	320,179.30		30,640.07	30,640.07

Total Tenant's Share:	30,640.07	Admin. Fee %:	.00
Stop Amount:	.00	Admin. Fee Due:	.00
Apply Stop:	30,640.07		
Cap Amount:	.00		
Apply Cap:	30,640.07		
Previously Billed:	.00		
Final Adjustment:	30,640.07	TOTAL DUE:	30,640.07

Tenant: BIG LOTS! #4606

Charge Type: INS

Property: 111-RM RIDGMAR TOWN SQUARE SHOP

Recovery Period: 10-2023 To 9-2024

Lease: BIG LOTS-RM

Frequency: 12 Months

Unit: A-1255

Move-In Date: 06-07-12

Move-Out Date:

	<u>Month</u>	<u>Expense \$</u>	<u>Less Base</u>	<u>% Share</u>	<u>\$ Share</u>	<u>Adj. Occup.</u>
INSURANCE	10-2023	29,297.91	29,297.91	9.56966 %	2,803.71	2,803.71
	11-2023	29,297.91	29,297.91	9.56966 %	2,803.71	2,803.71
	12-2023	29,297.91	29,297.91	9.56966 %	2,803.71	2,803.71
	01-2024	29,297.91	29,297.91	9.56966 %	2,803.71	2,803.71
	02-2024	29,297.92	29,297.92	9.56966 %	2,803.71	2,803.71
	03-2024	29,297.92	29,297.92	9.56966 %	2,803.71	2,803.71
	04-2024	29,297.92	29,297.92	9.56966 %	2,803.71	2,803.71
	05-2024	29,297.92	29,297.92	9.56966 %	2,803.71	2,803.71
	06-2024	29,297.92	29,297.92	9.56966 %	2,803.71	2,803.71
	07-2024	29,297.92	29,297.92	9.56966 %	2,803.71	2,803.71
	08-2024	29,297.92	29,297.92	9.56966 %	2,803.71	2,803.71
	09-2024	<u>29,297.92</u>	<u>29,297.92</u>	9.56966 %	<u>2,803.71</u>	<u>2,803.71</u>
TOTAL		351,575.00	351,575.00		33,644.53	33,644.53

Total Tenant's Share:	33,644.53	Admin. Fee %:	.00
Stop Amount:	.00	Admin. Fee Due:	.00
Apply Stop:	33,644.53		
Cap Amount:	.00		
Apply Cap:	33,644.53		
Previously Billed:	.00		
Final Adjustment:	33,644.53	TOTAL DUE:	33,644.53